

Grid:

- Will changing the mechanical, electrical, and plumbing (MEP) systems in buildings end up requiring more usage of electricity? What kind of strain is put on the grid, and will utility companies be modifying equipment to handle the load? Has anyone checked into this?
- Have there been any estimates done regarding how much additional grid infrastructure will be needed (e.g., new substations)? Where will that infrastructure be located? Who pays for it? Have residents been made aware that new substations will need to be placed throughout the city?
- The electric grid is on the Commonwealth's net zero by 2050 timeline to meet increased capacity demands and "green the grid," -- not the Cambridge's 2035 net zero timeline. Increased electricity demand from building and transportation electrification may create constraints overall on the electric grid, delaying the implementation of emissions reduction projects. Has Eversource been at the table with City regarding this accelerated timeline?
- Is Eversource participating in tonight's meeting? How do we know the grid can handle the increased demand? When will the grid be clean? How will the penalties directly reduce emissions? Do you expect businesses, institutions, hospitals, nursing facilities, schools, and labs to close or scaled back operations while retrofits are made?
- Is the City prepared to regulate the rates that Eversource and its civil vendors may charge to put in new infrastructure?
- Is there an example of a single city (or even a large building cluster/complex) anywhere that proves that going to 100% electric is even technically feasible?
- Has the city explored the option of building a central steam plant with a public loop that buildings can tie into like Boston?
- Has there been any cost analysis done regarding the "embedded costs" of the new infrastructure and MEP systems that will be required for buildings to be compliant or are we blindly pushing forward?
- Has the city studied grid overloads in other areas of the country? What may Cambridge expect?

Timeline:

- Has the city commissioned a feasibility analysis of 2035 vs. 2050? What are the conclusions of that analysis on both dates or is this just wishful thinking?
- Has there been consideration made for smaller buildings (i.e., 25,000sf - 99,000sf) to remain with the 2050 goal?
- Why don't we leave the date at 2050 (like the US, MA, Boston, NYC, Eversource) and create incentives for organizations/businesses who might be able to meet the accelerated deadline of 2035?
- If the City adopts the proposed compliance date of 2035, why would the percentage of green energy required be more stringent than the rate at which the grid itself goes green? For example, if the grid is only 40% green by 2035, then building owners certainly shouldn't be required to have more than 40% green energy. **Even if buildings are 100% electric by 2035, they will still only be 40% green when you consider the greening of the grid.**
- If you keep the 2050 timeline, could the Cambridge Energy Alliance be an avenue for grants and incentives for those that want to meet the 2035 goal?

Regional Consideration:

- What difference (environmentally) does it make if Cambridge buildings are more energy efficient by 2035, but all the surrounding cities are not there until 2050 (there is a reason why airplanes don't have smoking sections anymore; or swimming pools don't have a peeing section)? Especially if Cambridge's regulations push tenants to other surrounding cities.

Exemptions:

- Is there an exemption/extension for buildings that have recently installed high efficiency gas systems?

Legal:

- The City Solicitor has indicated that the penalties are an illegal tax. Why are we pursuing penalties?
- What is the city's plan to ensure that the language that is ultimately adopted is technically accurate?

- What will the city do with the fees/penalties, etc.? Will the penalties collected by the city be used to directly reduce emissions?
- A review of the proposed ordinance leaves one to believe that if a commercial property owner owns multiple properties (none of which are 25,000SF or more) but cumulatively are over 25,000SF they will be subject to the ordinance. Please provide clarity.

Health Care:

- Have there been any discussions about the impact to hospitals, skilled nursing facilities, senior independent living residences (i.e., reduced/relocated room capacity at health care facilities)?
- Has there been any consideration about the extreme impact to vulnerable elderly patients in nursing facilities that could face displacement during retrofitting?

Incentives:

- What, if any, financial support will be available from the city for organizations to carry out the required retrofits? Ithaca has been mentioned several times as an example. Is Cambridge prepared to offer similar financial support as was available in Ithaca?
- Why is the City of Cambridge choosing penalties over incentives to reach these shared climate goals?

Financial:

- Has the city done any analysis regarding the cost to rip out existing natural gas infrastructure in an average 50,000SF, 100,000SF, 400,000SF office building, lab building, or residential building? What are the environmental costs of ripping out that infrastructure and throwing it into a landfill?

Implementation:

- Considering that everyone is committed to the same goals, why doesn't Cambridge offer an individualized approach for the many kinds of buildings?

- Has the City thought through the possible impacts to businesses and what decisions they might be forced to make i.e., temporary relocation, permanent relocation? Has the city considered that jobs may be lost because of retrofit relocation?

Commercial Condo:

- Will the building's Benchmarking Information be for the entire building or is the building split between the Condominium common areas and individual units with separate Owners?
- Will energy usage and emissions be measured for individual units and Condominium common area or for the entire building?
- Will the Trustees of the Condominium be responsible for the replacement of gas-fired equipment in individual units which by the Master Deed is the responsibility of unit owners?
- Will individual unit owners with less than 25,000 square feet in total be exempt from the ordinance (and excluded from the total building) or will the unit owners with less than 25,000 square feet be included in the entire building with all the unit owners and Condominium common area being viewed as a Large Non-Residential Covered Building?
- Do unit owners, Trustees or both gather and maintain records under the ordinance? Does the City assess fines against the unit owners, the Trustees or both?

Residential:

- The amendment that accelerated the timeline to 2035 included housing over 50 units, now we are hearing that these buildings would revert to the timeline of 2050, please clarify.
- Has anyone met with housing experts to analyze the financial impact this would have and how much would it cost individual owners? What would the fines be for noncompliance annually and what would individual condo owners expect to see as an assessment for retrofitting their building?